

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R37728

Property Information

property address: 507 E 31ST ST

legal description: PHILLIPS, BLOCK 24, LOT 2 (PT OF)

owner name/address: FLORES, ROY L & STACY

507 E 31ST ST

BRYAN, TX 77803-4602

full business name:

land use category:

SER

type of business:

current zoning:

RD-5

occupancy status:

OCCUPIED

lot area (square feet):

17232

frontage along Texas Avenue (feet):

132

lot depth (feet):

180

sq. footage of building:

2088

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings:

1

building height (feet):

of stories:

1

type of buildings (specify):

WOODFRAME (SINGLE)

building/site condition:

4

buildings conform to minimum building setbacks:

☒ yes

☐ no

(if no, specify)

approximate construction date:

79-80

accessible to the public:

☐ yes

☒ no

possible historic resource:

☐ yes

☒ no

sidewalks along Texas Avenue:

☐ yes

☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☐ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs:

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☐ no

parking spaces striped: ☐ yes ☐ no

of available off-street spaces:

lot type:

☐ asphalt

☐ concrete

☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☒ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:
